



CHICAGO PLAN COMMISSION

Galleria 89 – East 89th St. & South Commercial Ave.
Planned Development

South Chicago / 10th Ward / Ald. Garza

Developer: 548 Capital

Architects of Record: Rivetna Architects & Farr Associates

Attorney: Carol Stubblefield, Neal & Leroy

04/20/2023



Community Area Snap Shot

SOUTH CHICAGO (Community Area #46)

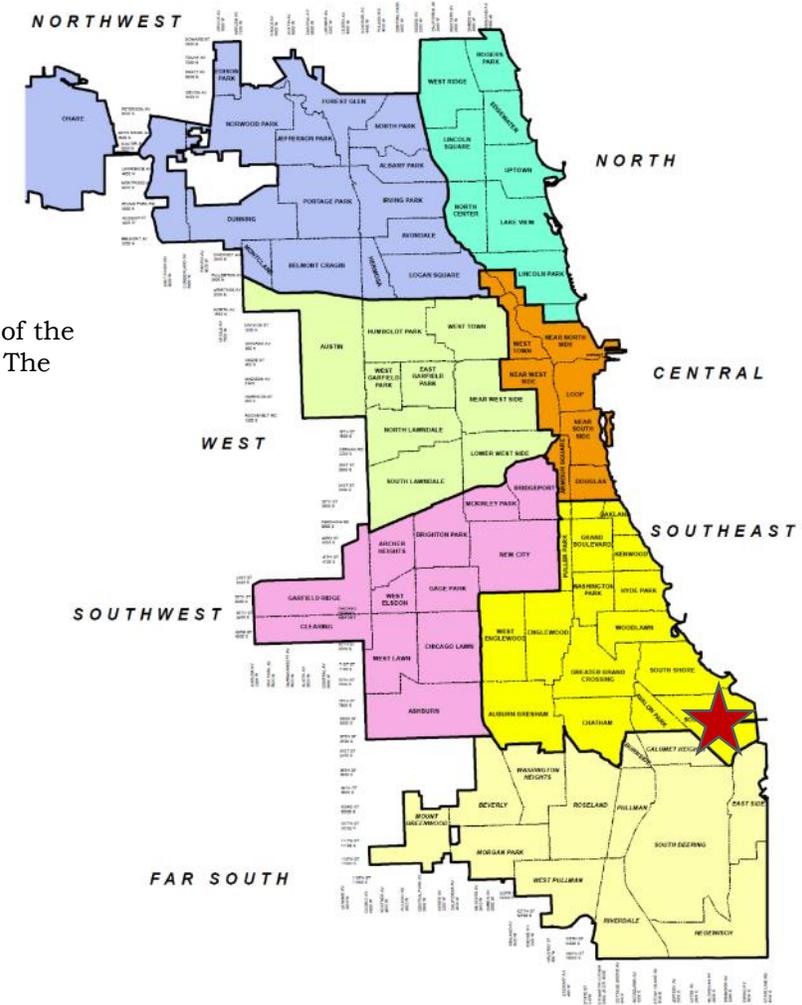
Situated at the mouth of the Calumet River, South Chicago is approximately 10 miles from downtown. After the opening of the steel mills, the area was settled by the mills' workers and a commercial area developed centered on Commercial Avenue. The community area's economy has since risen and fallen with the fortunes and misfortunes of the steel industry.

Demographic Information

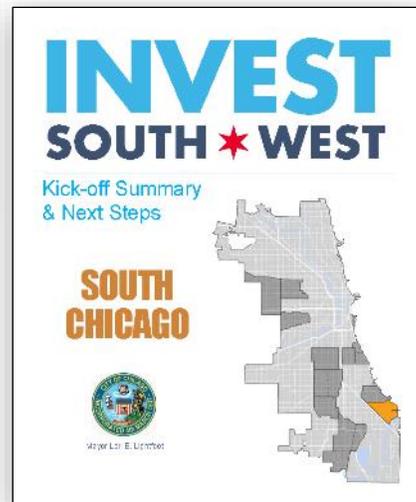
- Total Population: 27,300
- Total Households: 11,017
- Median Income: \$39,798
- Median Age: 34.2
- Race and Ethnicity:
 - White – 2.9%
 - Hispanic or Latino – 20.6%
 - Black – 75.3%
 - Asian – 0.4%
 - Other – 0.9%

Land Use in South Chicago

- Single-Family Residential – 17.1%
- Multi-Family Residential – 12.6%
- Commercial – 3.1%
- Industrial – 1.6%
- Institutional – 3.4%
- Mixed Use – 1.1%
- Transportation/Other – 29.5%
- Open Space – 4.3%
- Vacant – 27.2%



Planning Context



Invest South/West (2020, City of Chicago)

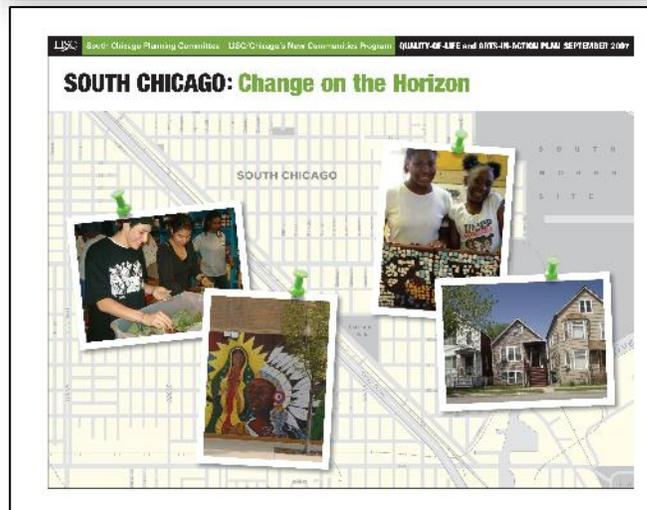
- Reactivate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality of-life amenities for residents.

Planning Context



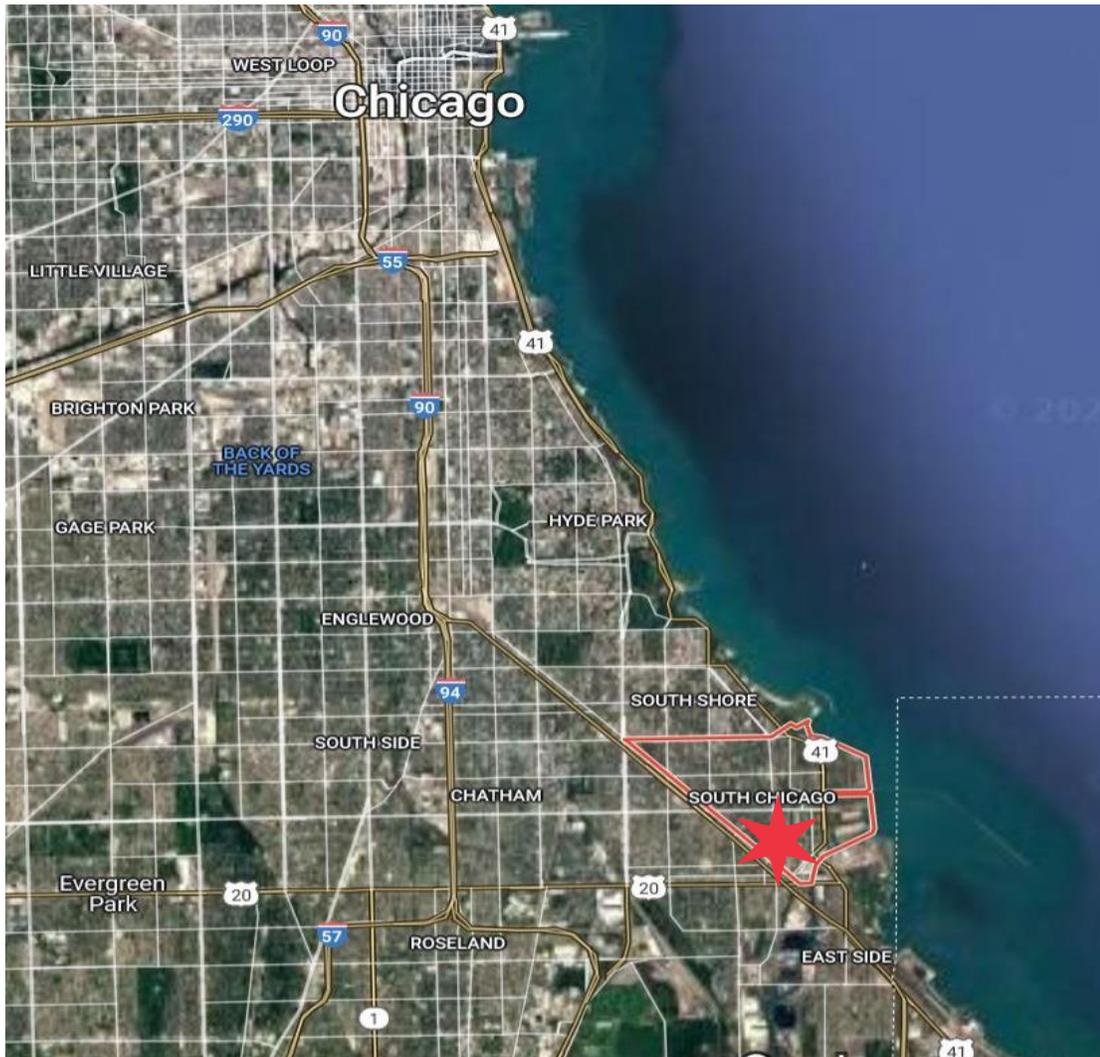
South Chicago's Commercial Revitalization Plan (2016, Great Cities Institute)

- Recapture the economic vitality and services of the Commercial Avenue corridor and promote economic development from within and for the community.

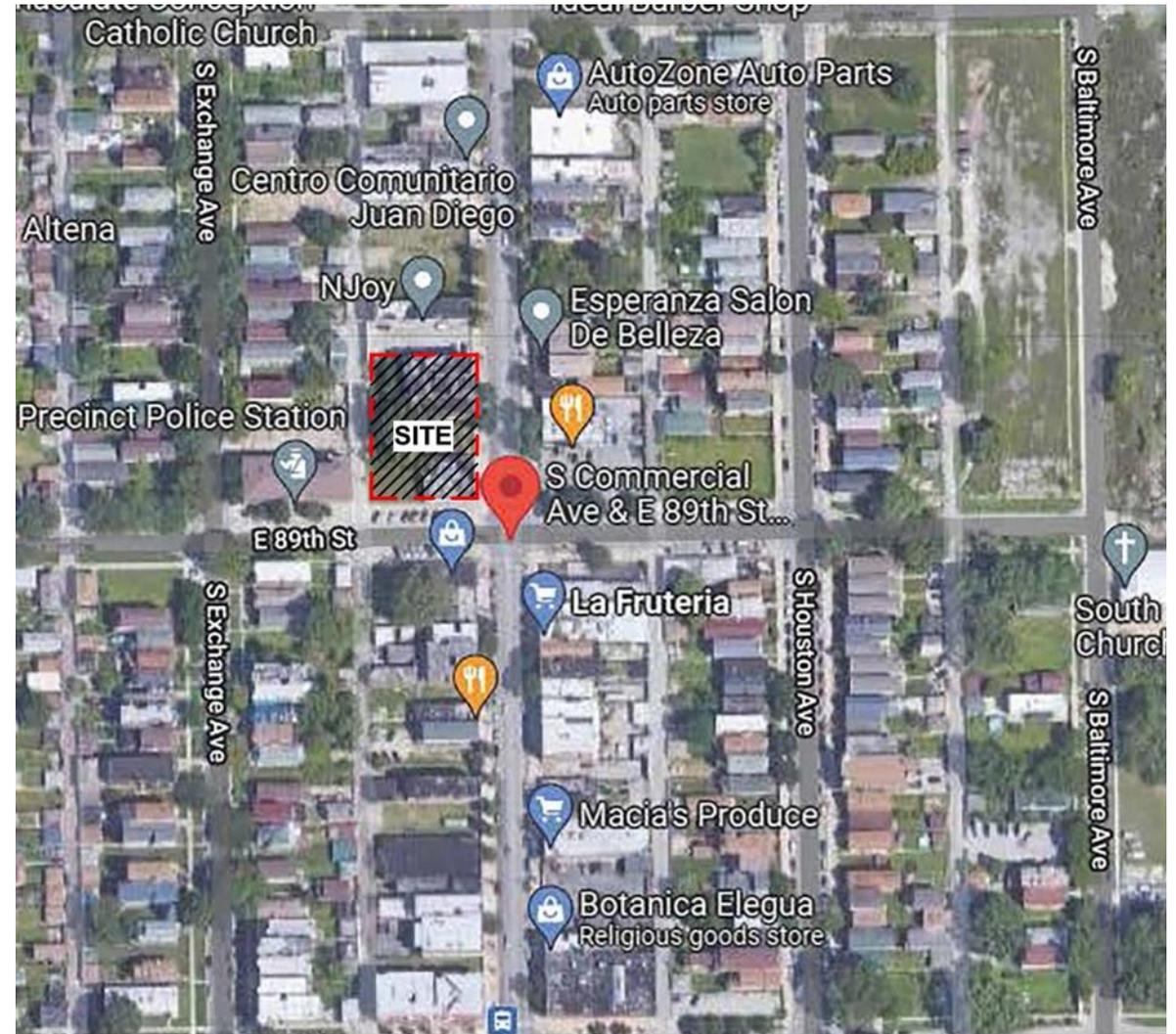


South Chicago Quality of Life Plan (2007, LISC)

- Strengthen Commercial Avenue as South Chicago's "downtown"



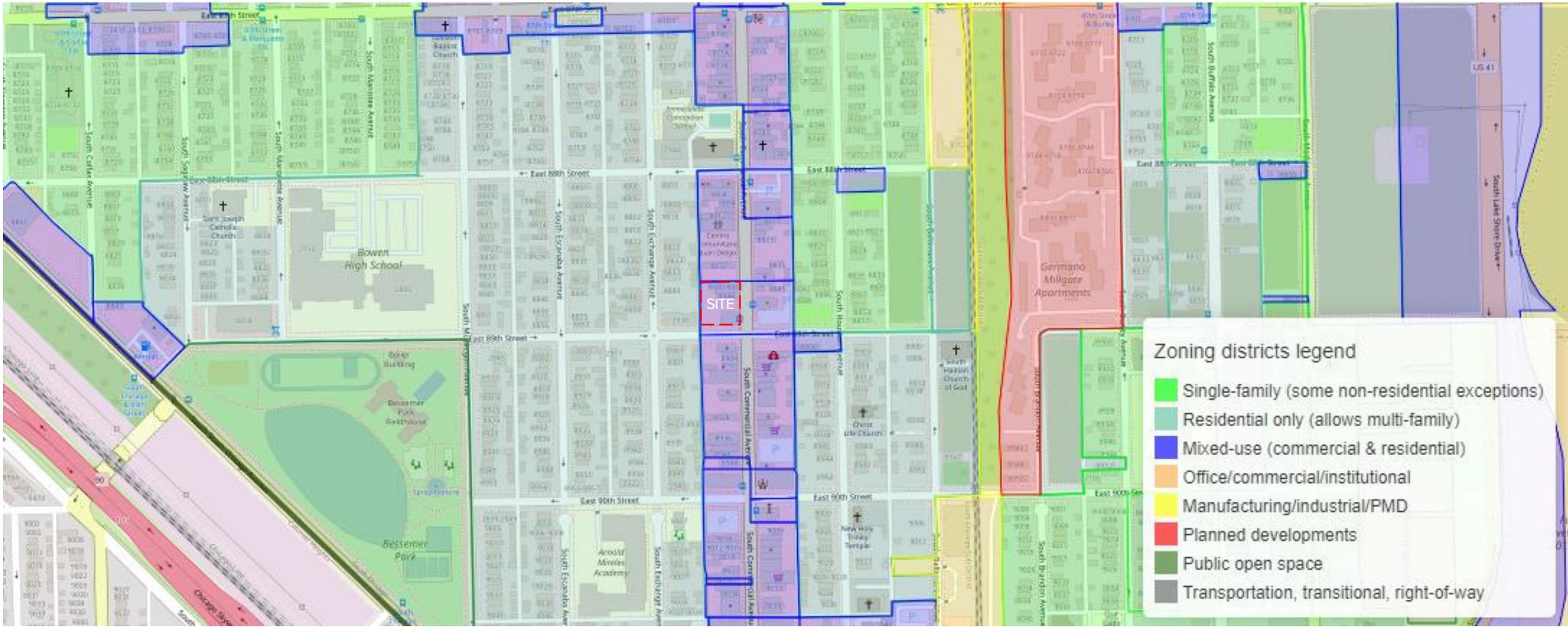
South Chicago 10TH WARD



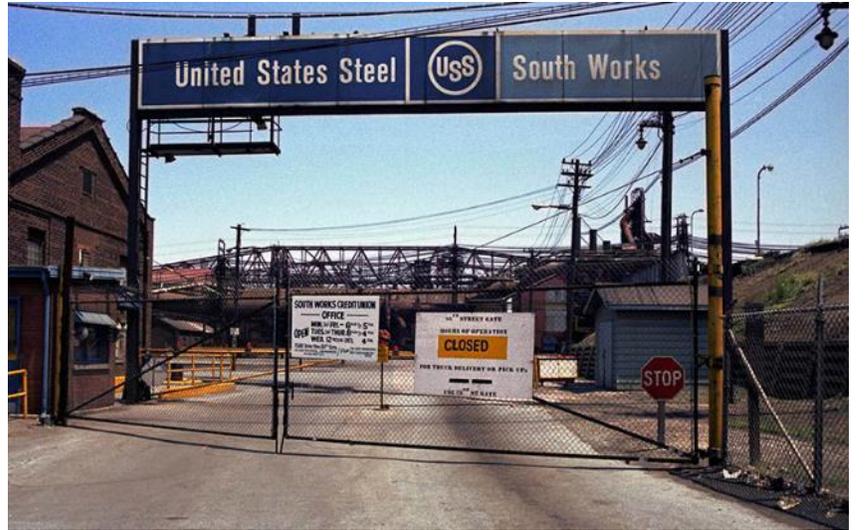
E. 89TH Street & S. Commercial Ave.







The project complies with the Affordable Requirements Ordinance as it is a 100% Affordable Housing project with rents that are at or below 60% of the Area Median Income



NEIGHBORHOOD CONTEXT - MASONRY & STEEL







AERIAL VIEW FROM SOUTHEAST

Pedestrian Context - Before



Pedestrian Context - After





RENDERING ALONG E. 89TH STREET

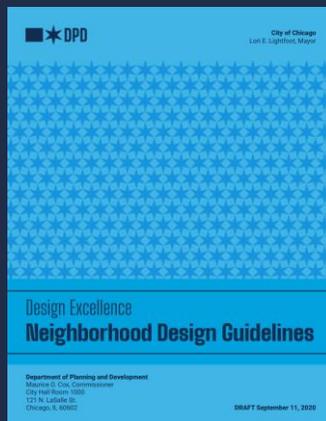
★ Planning Context



DOH Architectural Technical Standards

City of Chicago Department of Housing
May 2021

- Architectural standards for the design and construction to meet Department of Housing quality standards
- Provides prescriptive standards for the size of residential units and living components, such as storage, millwork, room sizing and finishes.

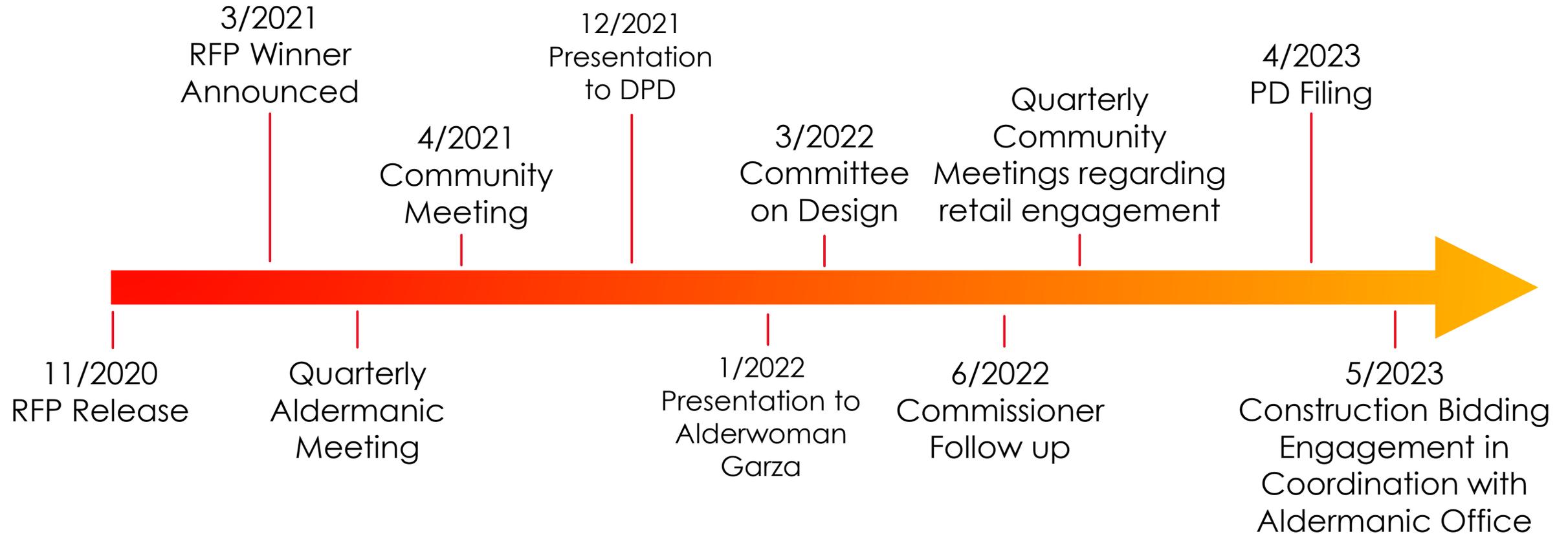


Neighborhood Design Guidelines

City of Chicago Department of Planning and Development, September 2020

- Considers opportunities for re-purposing existing buildings, rather than building new.
- Provides visual buffers between on-site open spaces and adjacent incompatible land uses and/or views

Project Timeline + Community Outreach





Response to RFP – 03/2021



Presentation to DPD – 12/2021



Presentation to Alderwoman Garza – 01/2022

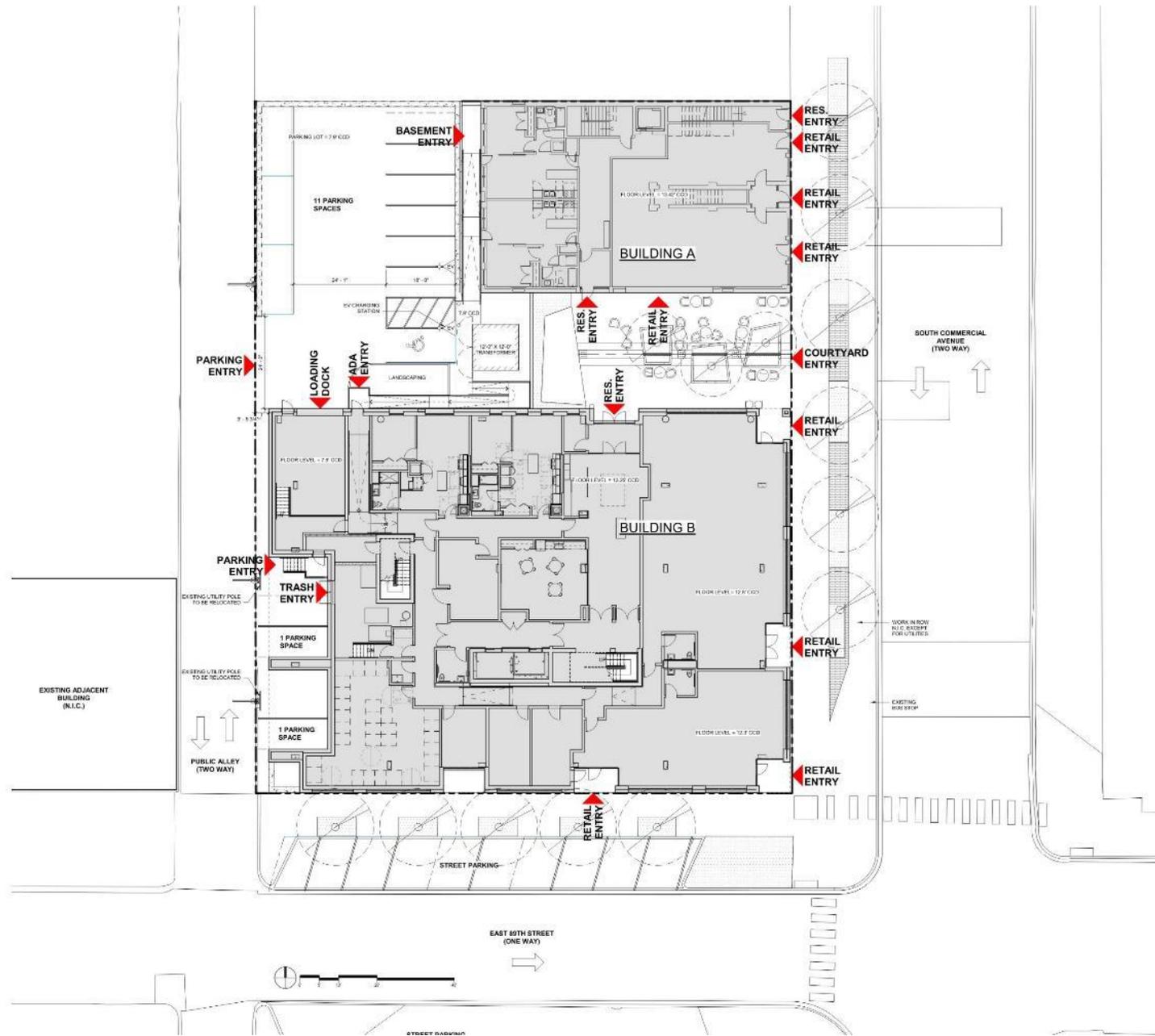


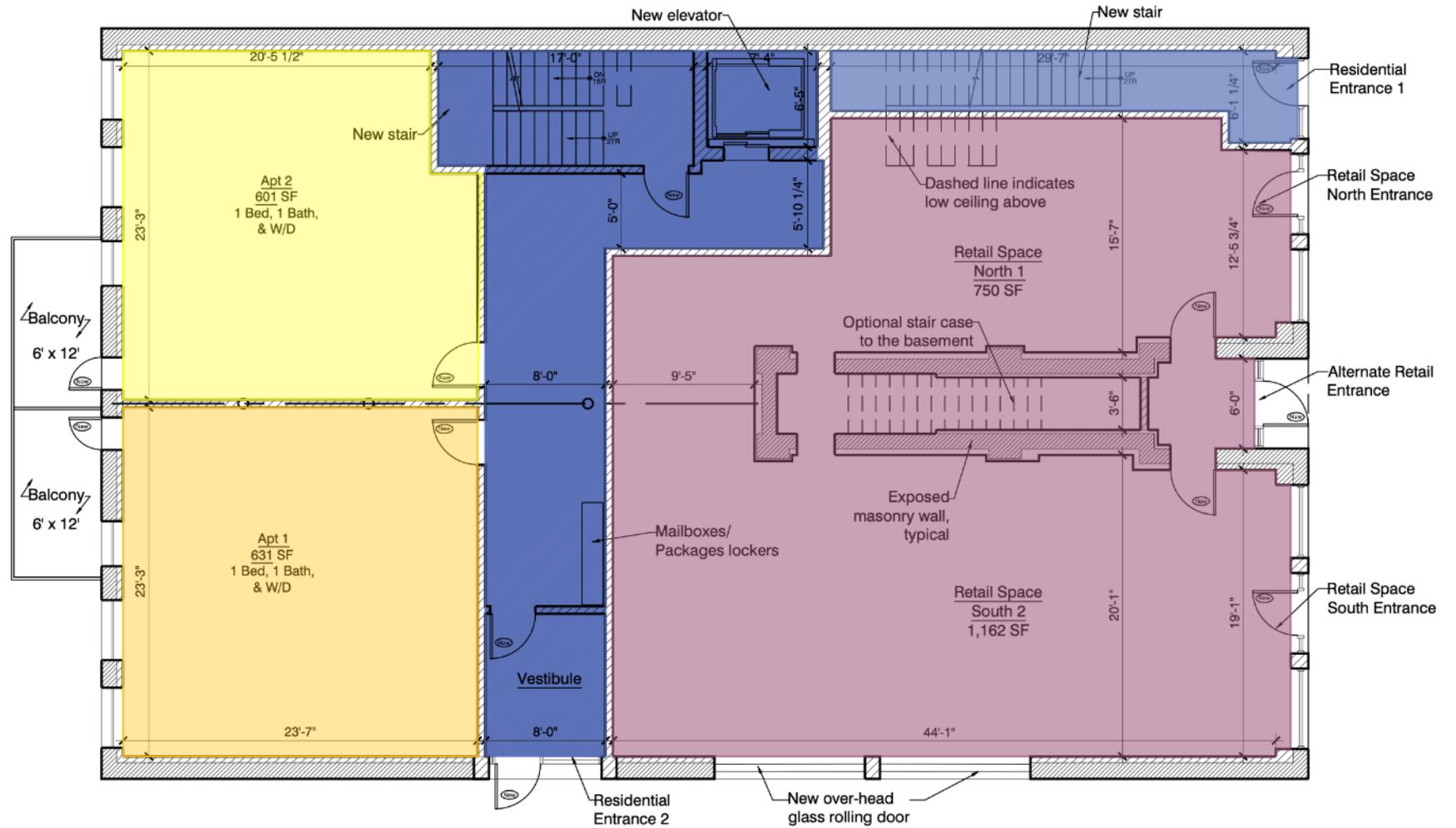
Presentation to CoD – 03/2022

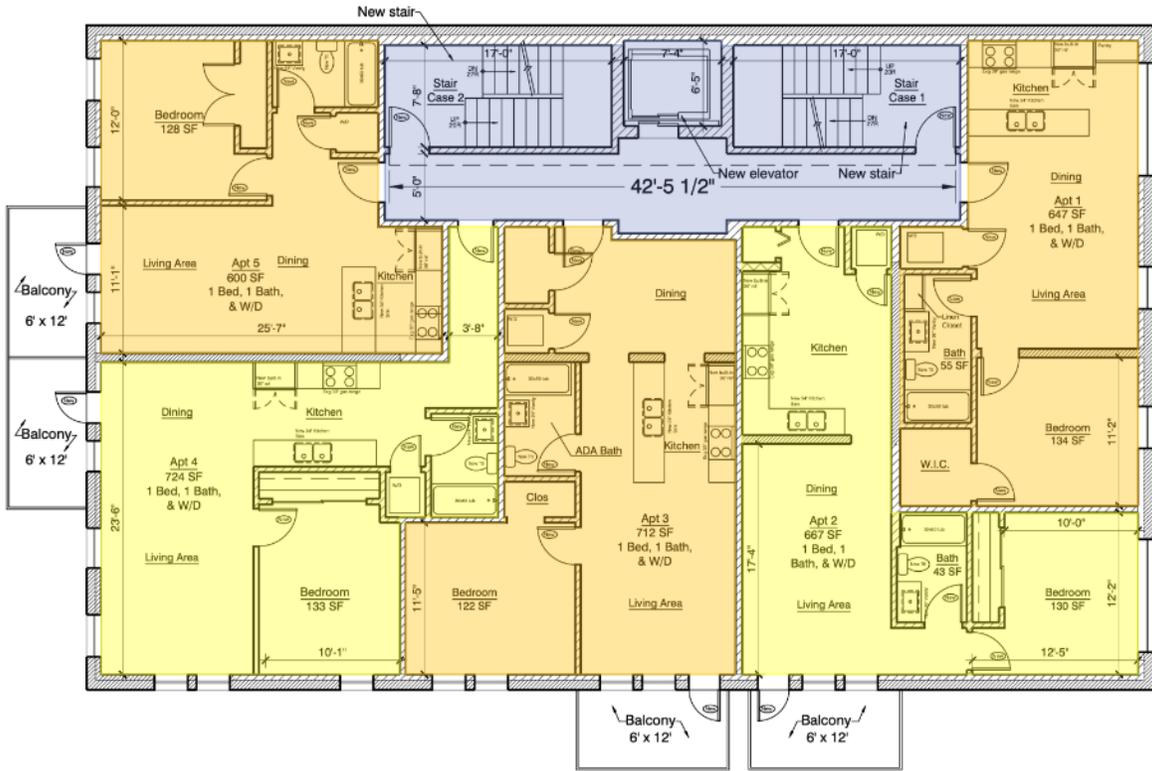


Commissioner follow up – 06/2022

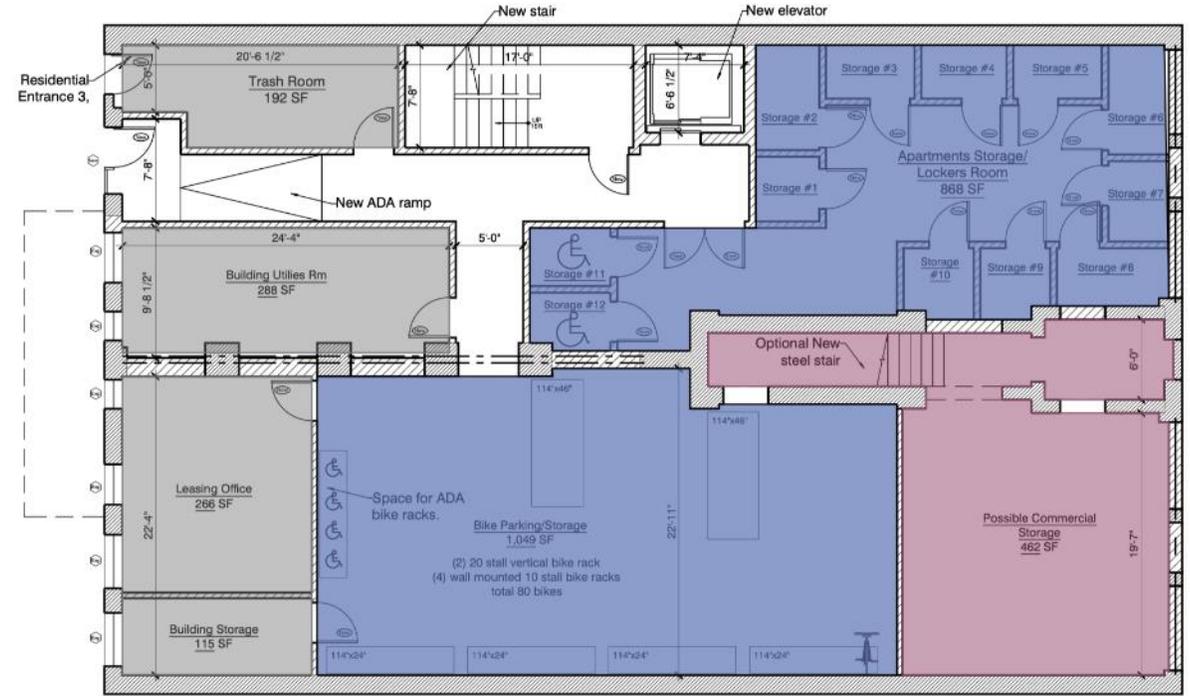




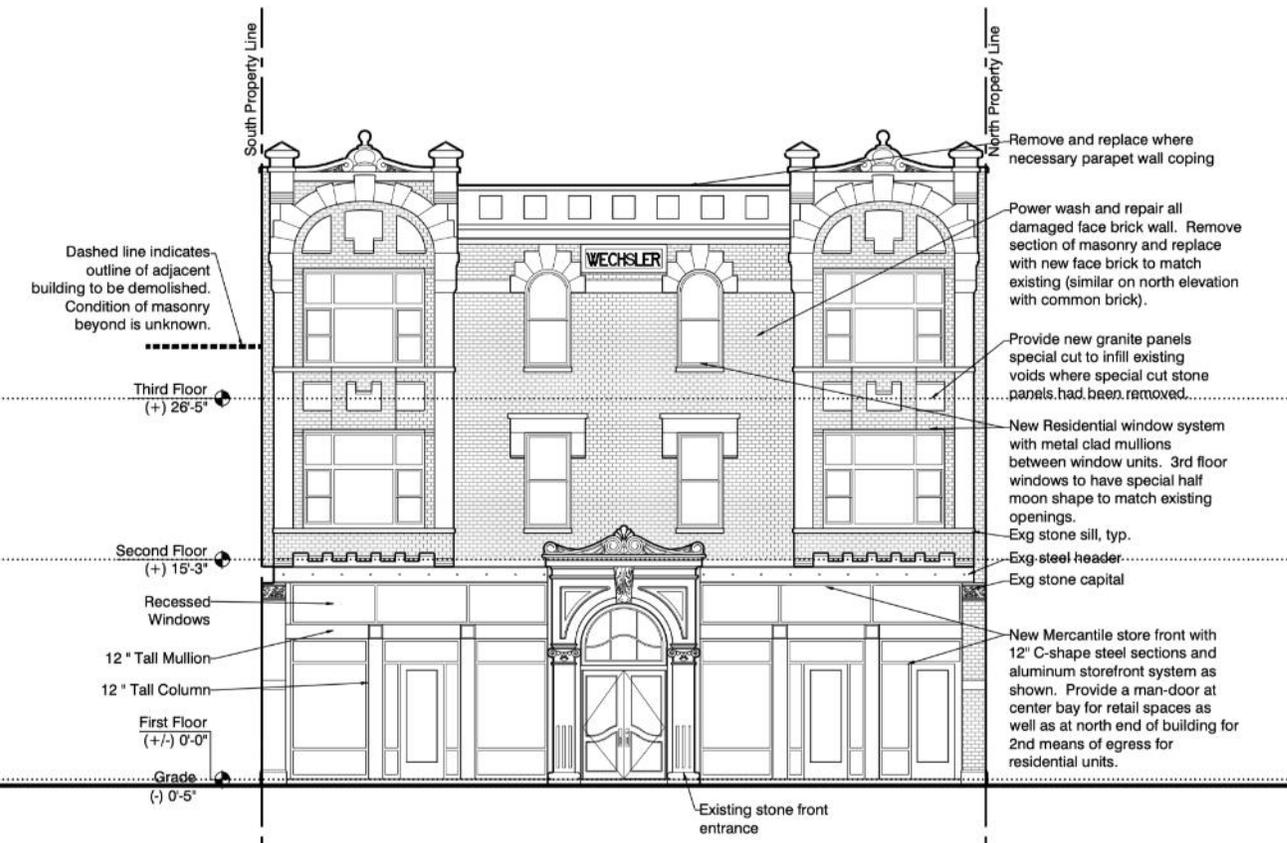




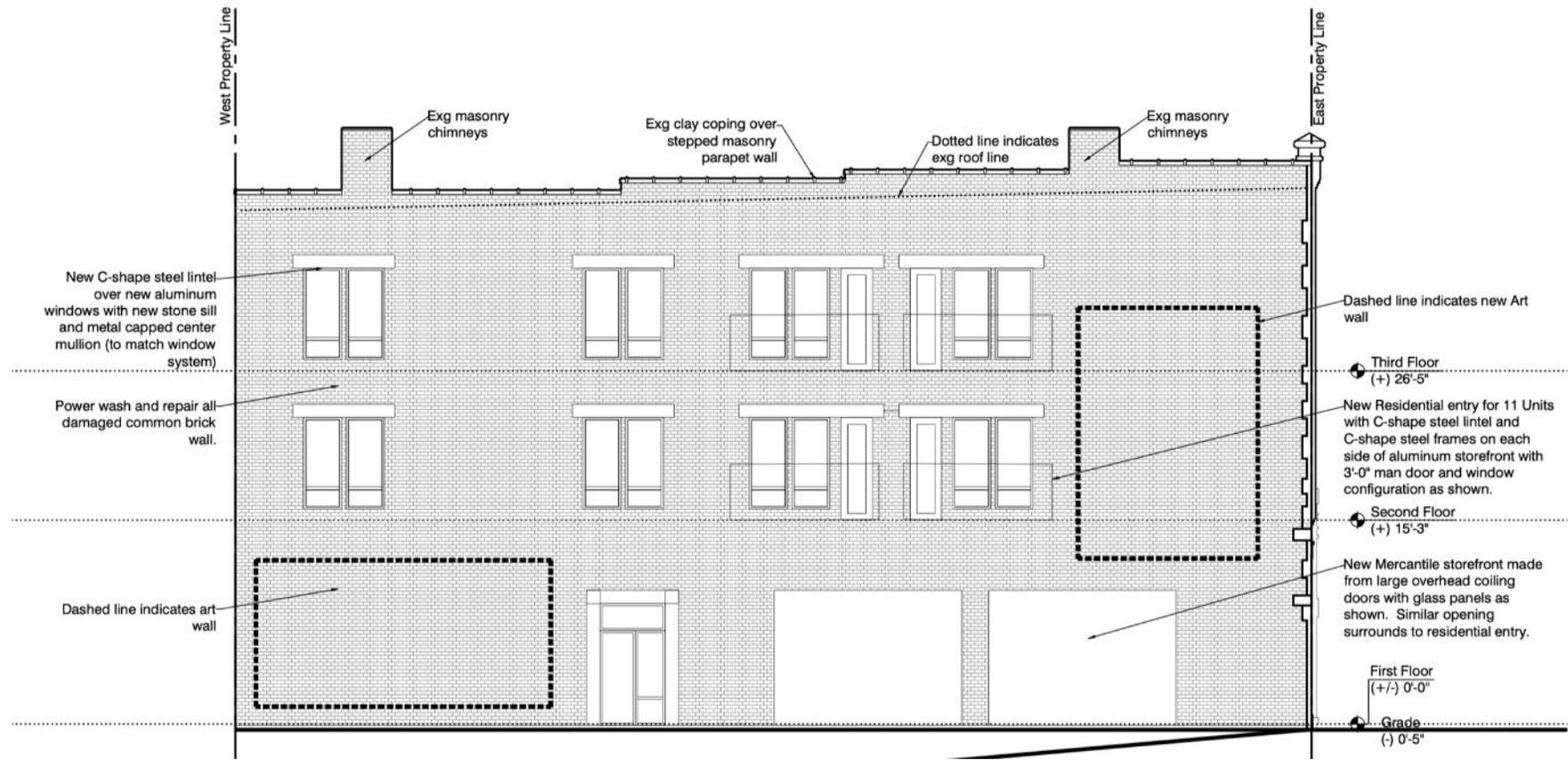
Second Floor Plan (Third similar)



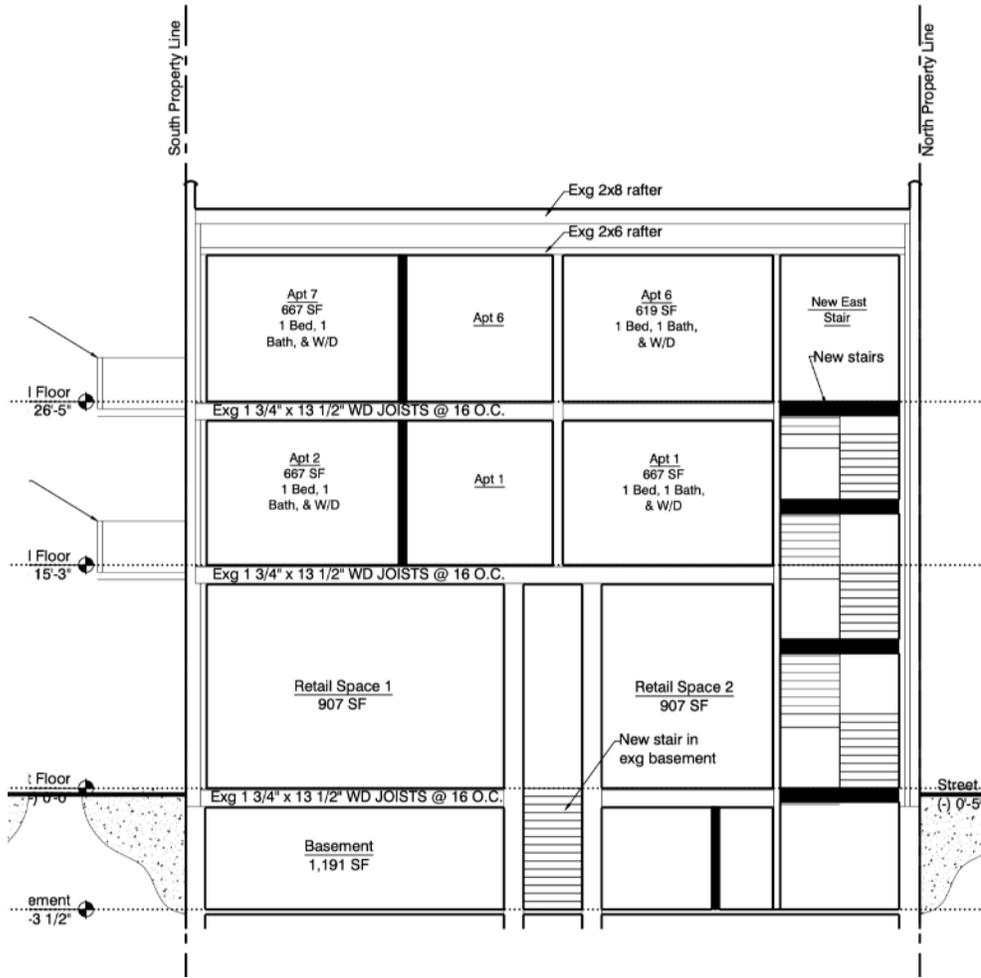
Basement Floor Plan



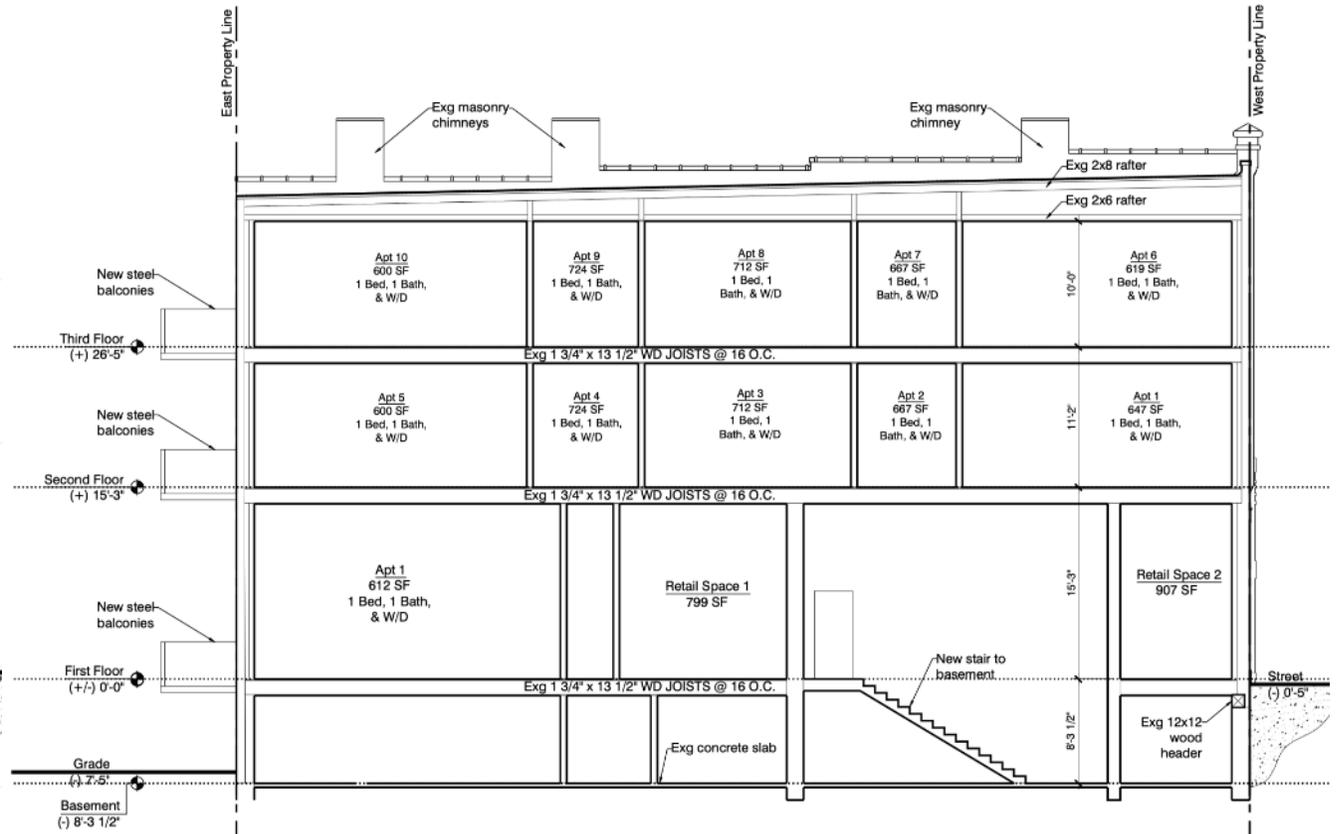
BUILDING A ELEVATION (EAST)



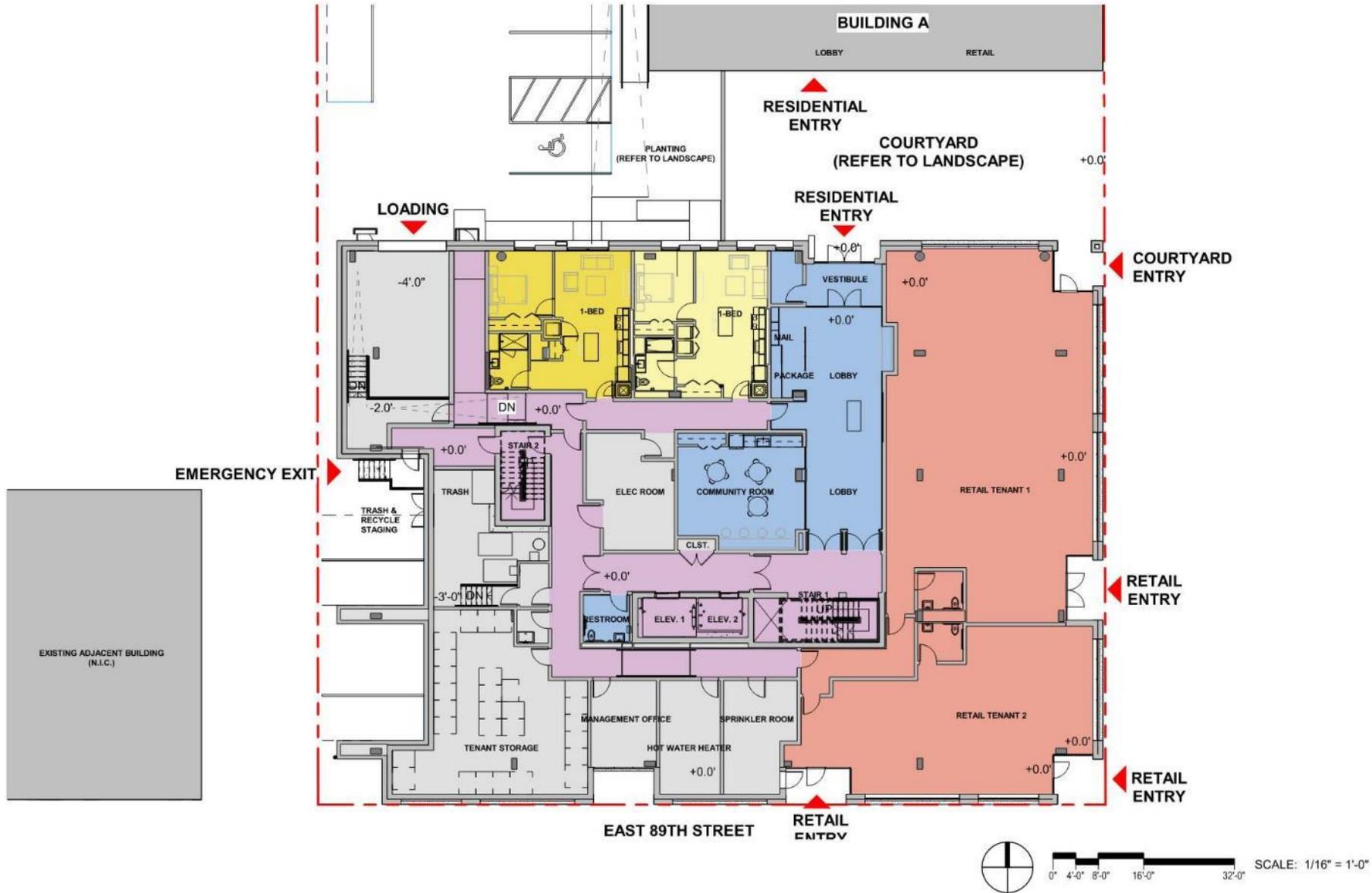
BUILDING A - ELEVATION (SOUTH)



N-S Section



E-W Section





PUBLIC ALLEY

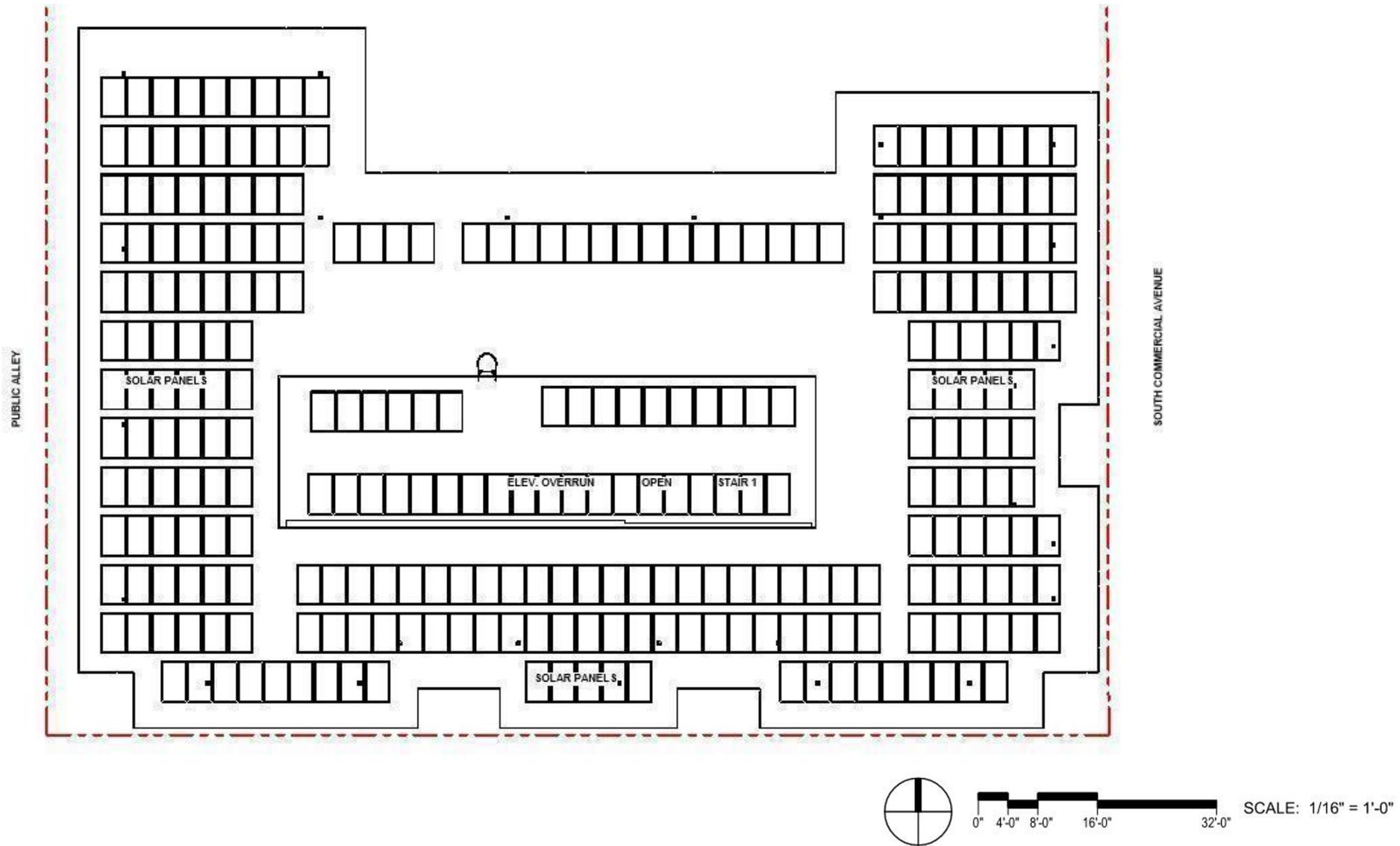
SOUTH COMMERCIAL AVENUE

EAST 89TH STREET





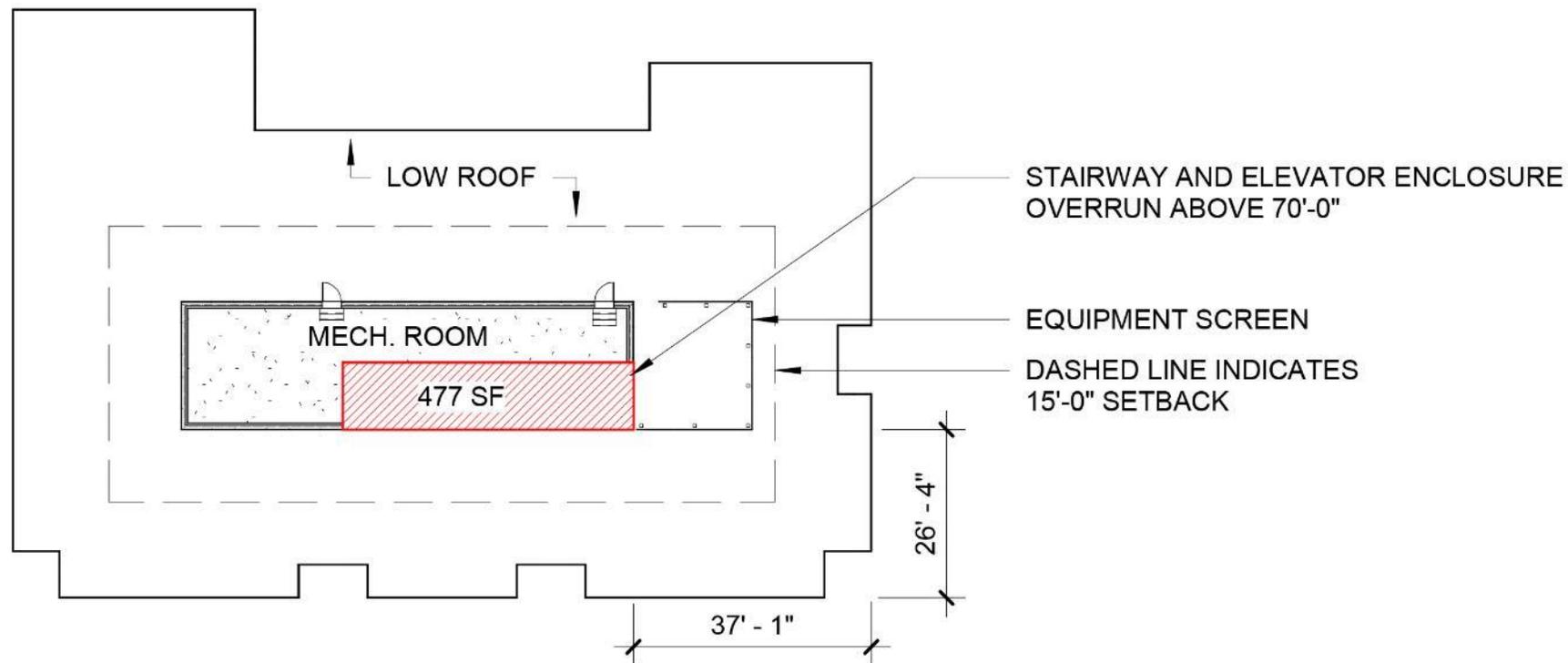




17-17-0311-C Stairway and Elevator Enclosures and Elevator Equipment Penthouses.

1. Stairway and elevator enclosures providing access to occupiable rooftops and elevator equipment penthouses in R, B, C and D districts are allowed to exceed the maximum building height or mandatory planned development height threshold and will not be counted as floor area for the purpose of calculating floor area ratio to the extent indicated in the following table:

	DISTRICT	ENCLOSURE CONTAINS SETBACK	MAX. FL. AREA PER ENCLOSURE 575 SF + 175 SF PER ELEVATOR CAR EXCEEDING (1)	ALLOWABLE HEIGHT ABOVE MAX. BUILDING HEIGHT
PERMITTED	B, C or D	15'-0"	750 SF (MAX)	22'-6" (MAX)
PROVIDED	B	COMPLIES	477 SF	4'-2"





SOUTH



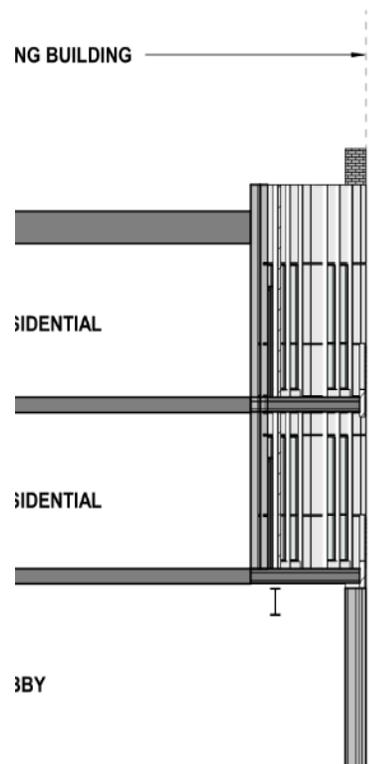
EAST



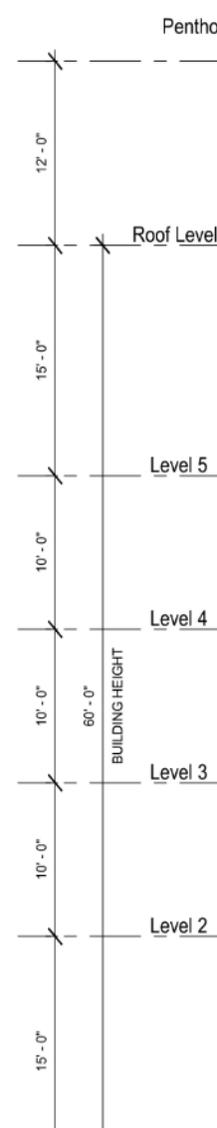
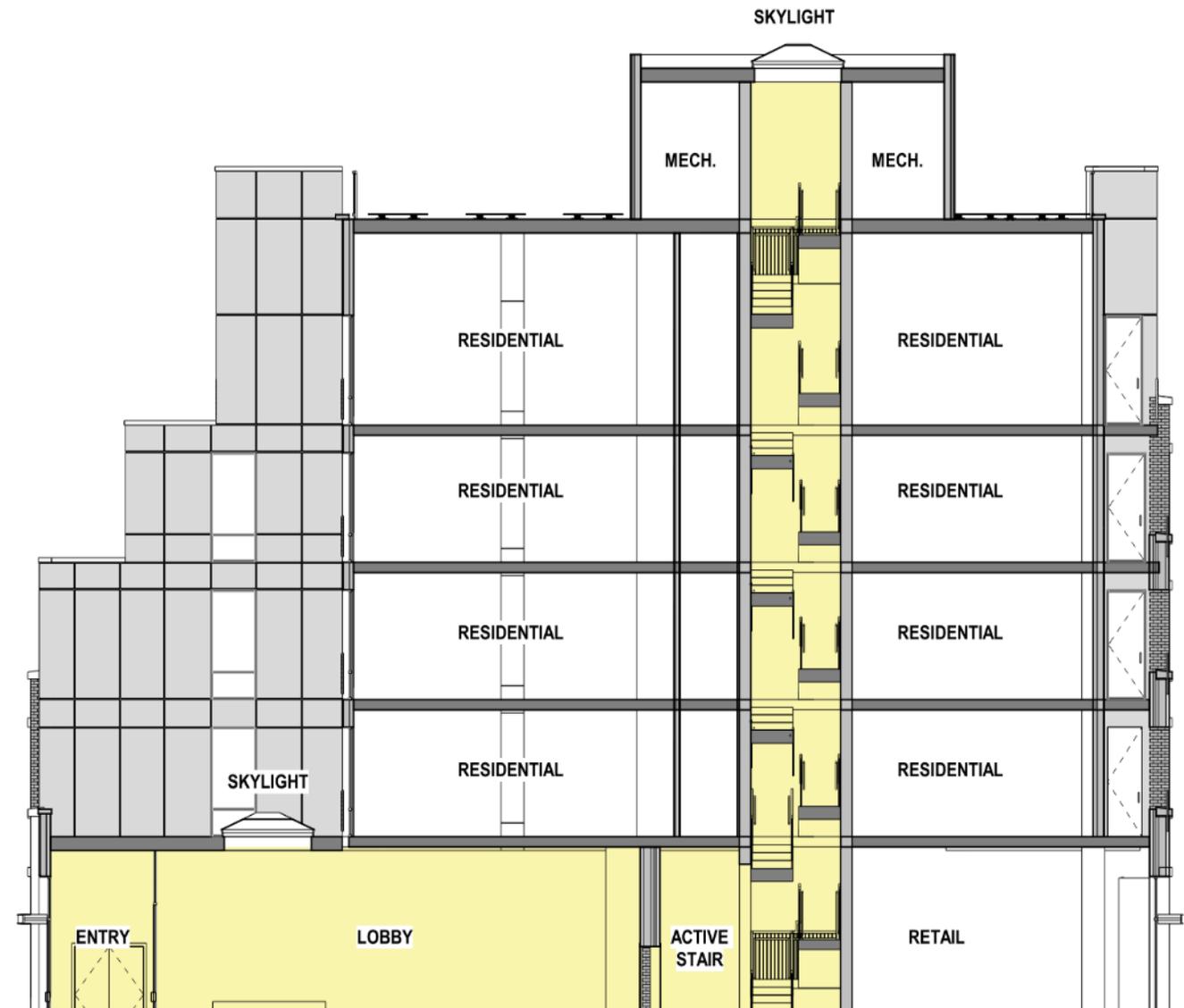
NORTH

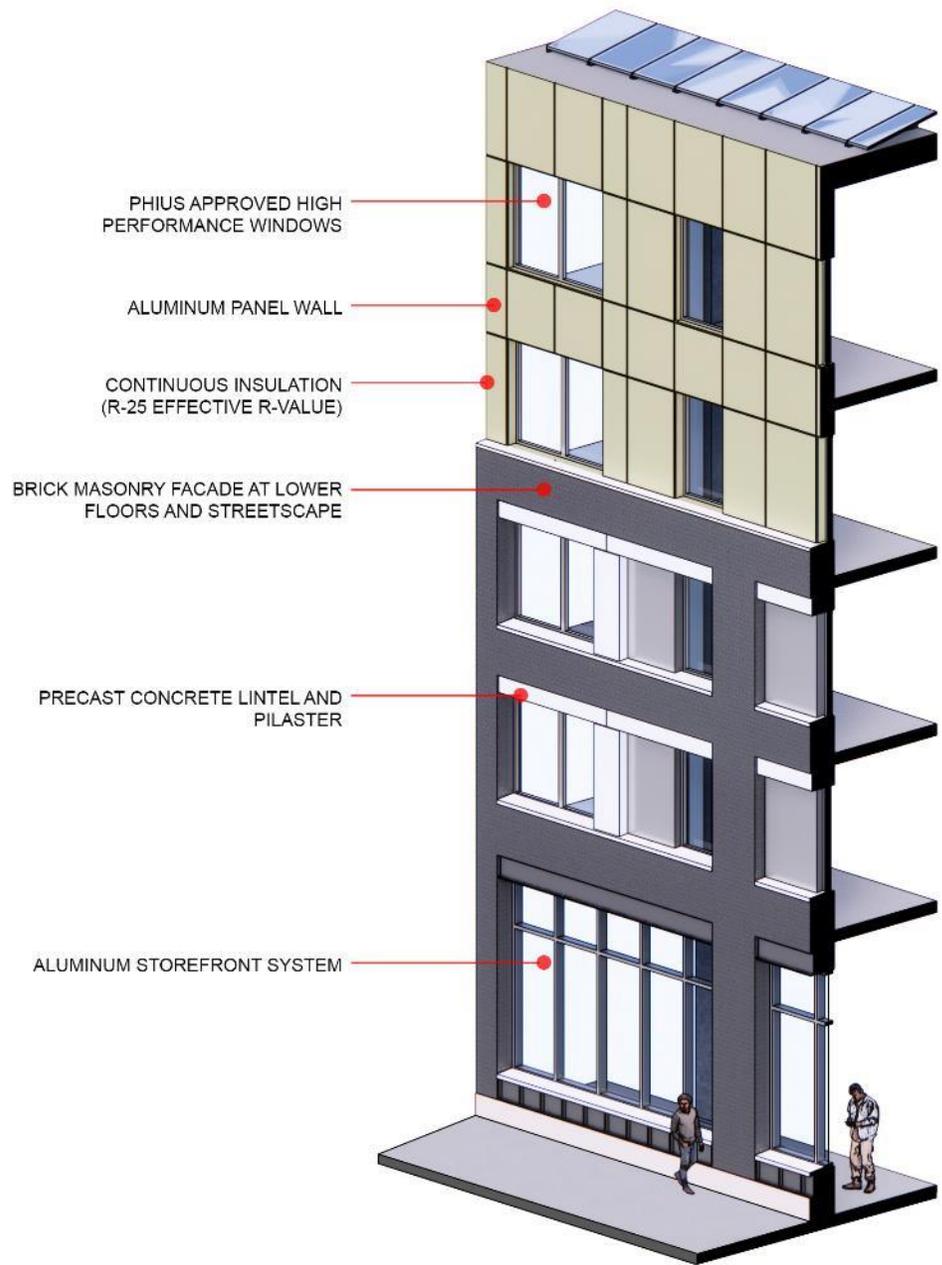


WEST



COURTYARD





17-8-0905-B1

Buildings should be located abutting the sidewalk with doors, windows and active uses adjacent to it. Exceptions are appropriate when building setbacks would allow the widening of a narrow sidewalk or where a large site allows a plaza or open space.

17-8-0905-B2

Primary pedestrian entrances should be located at sidewalk level. These entrances should be obvious to pedestrians by forming a significant focal element of the building, and such features should help provide building identity and presence on the *street*.

17-8-0906-A2

Create seamless or gradual transitions in *bulk* and scale when high-intensity development occurs in or near areas with a lower-intensity character

17-8-0906-B1

Building orientation and massing should create active “*street* or building walls” lining the sidewalk.

17-8-0906-B2

Buildings should be aligned with neighboring buildings, located close to the sidewalk and close to one another be avoided.

17-8-0906-B4

As the development pattern of the area permits, buildings on corner sites should be located close to both *street frontages* to help “hold” and give prominence to the corner. Parking areas and driveways should not be located at corners.



Chicago Landscape Ordinance, Parking lot:

- Parking lots between 3000 to 4500 s.f. landscape area equal to 5% of total area
 - Required: 194 S.F.
 - Provided: 230 S.F.
- One (1) tree per 125 S.F. of required internal landscape area, Two (2) trees required

Parkway:

- One (1) tree required every 25 L.F. in right-of-way
- Parkway Trees must be located no closer than 75' from far side of intersection where there is Bus stop
- Where parkway is between 9'-12' wide, street trees in 5'x10' open pits required
- Where parkway is more than 12', trees must be planted in continuous parkway





MASONRY BRICK FACADE
DARK COLOR RANGE



EXISTING BRICK



ALUMINUM WALL PANELS W/ REVEALS
Powder coated finish



BALCONY ACCENTS
Powder coated finish



Compliance Options	Points Required		Sustainable Strategies Menu																																			
			Health	Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife								
			1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)			
Compliance Paths	Starting Points	Number of Optional Points Required <i>New Construction / Substantial Rehab / Moderate Rehab</i>																																				
Options Without Certification																																						
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	10	20	10	20	5	5	5	10	5	5	10	10	5	10
Options With Certification																																						
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	NA	5	5	5	10	5	5	NA	10	5	10		
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	NA	NA	10	5	5	5	10	5	5	10	10	5	10		
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	NA	NA	10	5	5	5	10	5	5	10	10	5	10		
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	10	10	5	10	5	10			
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	10	10	5	10	10	5	10			
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	5	5	10	5	5	10	10	5	10			
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	20	NA	NA	NA	NA	NA	NA	5	NA	NA	10	5	NA	NA	10	5	10		
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10			
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10			
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10			

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects = projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
 Substantial Renovation Projects = projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

BUILDING B

BUILDING A

Rivetna Architects

BRIGHT MINDS . IMPROVING LIVES . THROUGH THOUGHTFUL DESIGN



FARR ASSOCIATES

DEVELOPMENT AT E. 89TH STREET & S. COMMERCIAL
MARCH 7th, 2023



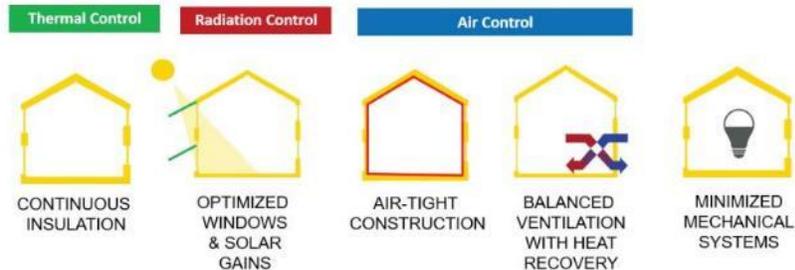
What is Phius & WUFI Passive?

Phius' vision is "to make high-performance building commonplace."

What does Phius do:

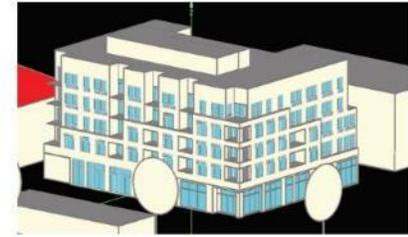
- Trains Professionals (architects, engineers, builders, raters etc..)
- Certifies Buildings (all types)
- Certifies Products (windows, panelized systems, ventilation systems)
- Maintains & Updates the Climate-Specific Passive Building Standards
- Research & Development (to support work noted above)

PASSIVE BUILDING PRINCIPLES

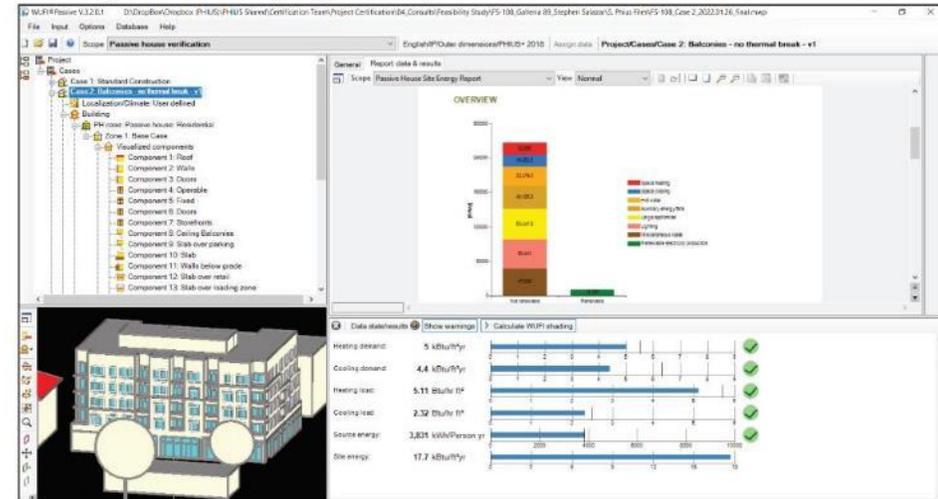


Passive building comprises a set of **design principles** used to attain a quantifiable and rigorous level of energy efficiency. The goal is to 'optimize gains and losses' based on climate, building size and occupant density.

These principles can be applied to all types of buildings - from single-family to multifamily apartment buildings, offices, schools and skyscrapers.



WUFI Passive is the software tool used to **Verify** compliance with the Phius Building Certification program requirements.



Phius relies on whole-building energy modeling to determine compliance with **Phius' 5 Metrics for Energy Use.**

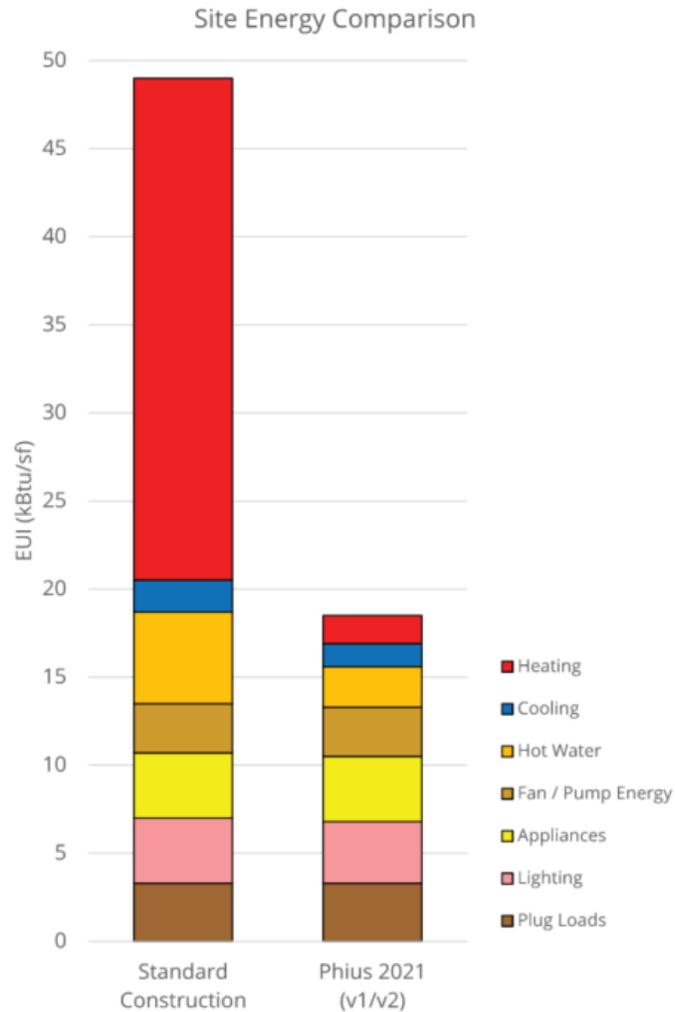
Annual Heating & Cooling Demand(s)

Peak Heating & Cooling Load(s)

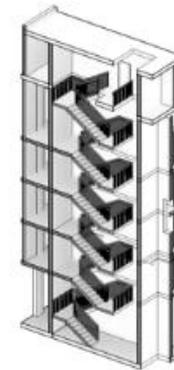
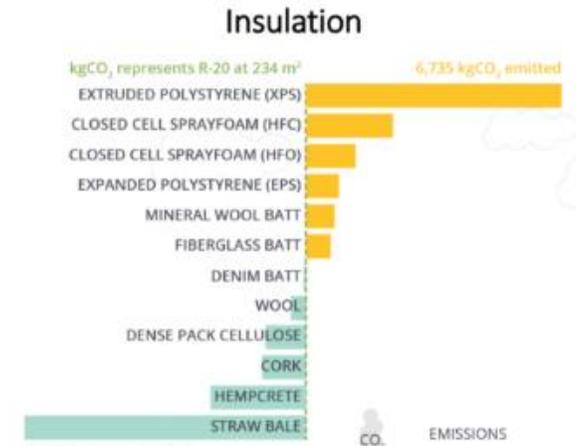
Source Energy

The entire building and surrounding site context is accounted for in the digital clone of the planned building.

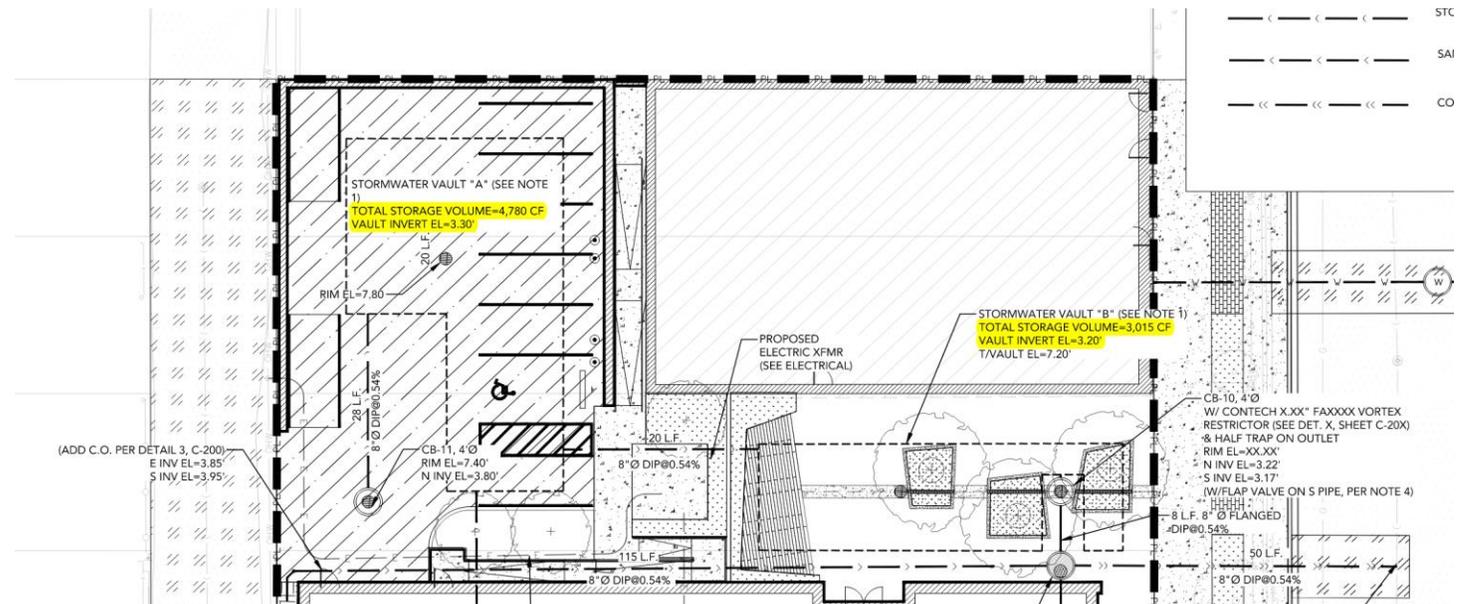
This model includes geometry, size and location of fenestration, performance of the envelope, thermal bridging, occupants, appliances, lighting, plug loads, ventilation, heating and cooling system, domestic hot water system and any renewable energy systems.



- Est 40% lower utility bills
- Heat pump technology
- Quieter Units
- All Electric
- Low Embodied Carbon
- Healthier Interiors
- Active Stair
- Heat Pump Dryers
- Induction Cooking
- Secure Bicycle Storage
- Solar Panel (ready)



- All stormwater on site, rate and volume control, will be managed within the detention vault located in the parking lot and underneath the courtyard plaza space.
- The vault is sized to capture the rainwater from the 100-yr storm event.
- DWM Pre-intake meeting has already been completed and we are moving forward with out design.
- The ground level of the site is designed to drain at grade into the inlets located throughout the parking lot and into the storm system, as shown on the plan.



The City's Participation Goals are:

26% Participation from Qualified Minority Business Enterprises – **project will comply**

6% Participation from Qualified Women Business Enterprises – **project will comply**

50% Participation from Chicago Residents – **project will comply**



- Adaptive re-use
- Connected café, affordable, workspace, Public Courtyard with activity space
- LIHTC funded
- 100% Affordable Housing
- Passive House
- All Electric Building + EV Charging Facilities
- Transit Oriented Development
- One Building to Pursue Phius - Certification, One Building to Pursue Low-Energy
- Estimated 40% Lower Utility Bills



DPD Recommendations (staff to complete)

DPD recommends approval of the proposed planned development.

- Ensure adequate public review of major development proposals (17-8-0101). This project has been reviewed but the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the Department of Planning and Development.
- Encourages unified planning and development (17-8-0102). The proposal will not adversely affect nearby developments and is compatible with its base zoning district B3-3 (Community Shopping District).
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103). The proposal is in line with existing development patterns in the immediate area, which are predominately commercial and residential.
- Planned developments should minimize human exposure to toxic materials; conserve non-renewable energy and scarce materials; use renewable energy and materials that are sustainably harvested; and support pedestrians, bicycles, mass transit, and other alternatives to fossil-fueled vehicles (17-8-0908-A-1, -2, -4, & -6).